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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Capitol Hill Historic District</b>	<input type="checkbox"/> Agenda
Address:	<b>1133 Park Street, NE</b>	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>November 29, 2012</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>12-618</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Amanda Molson</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Owners Nancy and Mitchell Miller, with drawings prepared by Jennifer Fowler, request concept approval for a two-story rear addition to 1133 Park Street, NE in the Capitol Hill Historic District.

**Property Description**

Constructed in 1875, 1133 Park Street, NE is part of a collection of two-story houses built by developer George F. Gulick. Park Street extends east-west for one block from 11<sup>th</sup> Street to 12<sup>th</sup> Street, with public alleys running behind each row of houses. Originally faced in wood siding and now clad in stucco, 1133 is located one house in from the corner of 12<sup>th</sup> Street, and it currently includes a small, two-story rear addition and a shed in the rear yard. Although there is some visibility of the property from 12<sup>th</sup> Street, many houses along Park Street have been altered over the years to include rear additions, decks, and garages.

**Proposal**

The applicants propose to remove the existing shed, a non-contributing structure. The existing two-story rear addition, which currently serves as a sunroom and mechanical closet space, would also be removed. Openings would be made in the side and rear walls of the rear ell to accommodate a new two-story rear addition, which would extend the width of the lot and deeper into the lot than the current addition. The new addition would be clad in hardiplank siding. A small portion (approximately 3') of the addition would extend beyond the depth of the corner property at 1135, and it would extend approximate 12' past the rear wall of 1131.

**Evaluation**

The proposal removes a later addition and shed and replaces them with a compatibly-sized new addition. Though there will some visibility of the addition from 12<sup>th</sup> Street, it is minor. The addition is compatible with the character of this house and its neighbors in terms of massing, materials, fenestration, and overall design.

**Recommendation**

*The HPO recommends that the Board find the concept to be consistent with the purposes of the preservation act and delegate final approval to staff.*